

# B

# STUDENT HOUSING TRENDS

2021



## INTRODUCTION

Since the 2014 passage of the University Accountability Ordinance, colleges and universities have been required to file a University Accountability Report (UAR) each fall outlining exactly where their undergraduate and graduate students are being housed within Boston. This report relies on this data to provide a picture of the changes in enrollment and where students live, both since 2013, and from 2020 to 2021. Because of the COVID-19 Pandemic, this year's report will also provide data on changes from 2019 to 2021, as 2020 enrollment and housing was affected by lockdowns.

In 2021, students largely returned to Boston's college and university campuses after a decline in their numbers during the earlier part of the COVID-19 Pandemic.

From 2013 to 2021, undergraduate enrollment has declined one percent, while at the same time graduate student enrollment has increased by 18 percent. In fact, while overall enrollment has surpassed the 2019 enrollment by two percent, the growth has been driven by graduate students.

While 63 percent of undergraduates living in Boston are housed by their college or university, the same is true for only 10 percent of graduate students. As a result, only 47 percent of graduates and undergraduates living in Boston are housed by their educational institution. Almost 34,000 live-off campus, of which, 17,788 (53 percent) are undergraduates, and 16,024 (47 percent) are graduate students.

Sixty-six percent of these students are concentrated in Allston (02134), the Fenway (02115 and 02215), Brighton (02136), and Mission Hill (02120), placing significant upward pressure on these neighborhoods' rental housing markets.

While there will always be students who live off-campus, in particular graduate students, our colleges and universities must do more to house their students. While there was a net increase of 5,245 dorm beds in Boston from 2014 to 2021, only 3,669 additional beds are in the pipeline.

Many of Boston's educational institutions will have to renew their Institutional Master Plans (IMPs) with the Boston Planning & Development Agency over the course of the next two years, which will provide the City an opportunity to negotiate for more student housing.



## ENROLLMENT TRENDS

From 2020 to 2021, total enrollment increased 5.5 percent, from 145,260 to 153,220.<sup>1</sup> This represents both a recovery from the COVID-19 Pandemic, but also a 2.1 percent increase from the 2019, pre-COVID enrollment of 150,113. The increase from 2019 to 2021 can be attributed to the growth in the number of graduate students (6.9 percent), as the number of undergraduates declined 0.9 percent from 2019.

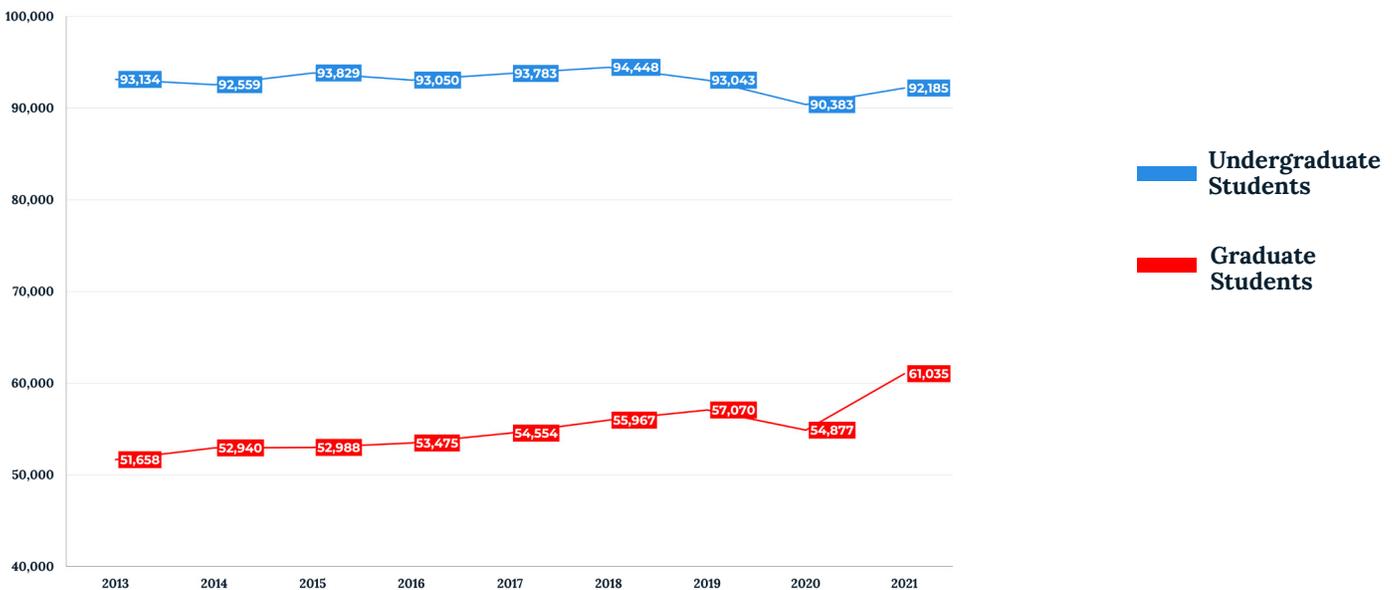
In comparison, the National Student Clearinghouse shows a 3.2 percent decline from 2019 to 2021 in those seeking a bachelor's degree, and 4.9 percent increase in graduate enrollment.<sup>2</sup> Therefore, what we are seeing in Boston resembles national trends. Since 2013 (the baseline for our data) total enrollment in Boston's colleges and universities has increased by 8,428 students (5.8 percent). Again, graduate student enrollment led this increase (up 18.2 percent since 2013), while undergraduate enrollments have stagnated.

**Table 1: Total Enrollment Change, by Class Level, 2013 and 2019 to 2021**

					Percent Change		
	2013	2019	2020	2021	2020 to 2021	2019 to 2021	2013 to 2021
<b>Undergraduate Students</b>	93,134	93,043	90,383	92,185	2.0%	-0.9%	-1.0%
<b>Graduate Students</b>	51,658	57,070	54,877	61,035	11.2%	6.9%	18.2%
<b>Total Enrollment</b>	<b>144,792</b>	<b>150,113</b>	<b>145,260</b>	<b>153,220</b>	<b>5.5%</b>	<b>2.1%</b>	<b>5.8%</b>

**Figure 1** shows the annual enrollment of undergraduate and graduate students from 2013-2021. Despite some fluctuation, undergraduate enrollment is relatively stable, while graduate enrollment has steadily risen, despite a COVID-19 induced reduction.

**Figure 1: Undergraduate and Graduate Student Enrollment Trends, 2013 to 2021**



1 The student housing data tracked by the City of Boston excludes community colleges, satellite campuses, and students enrolled in exclusively or primarily on-line programs. Students attending in-person programs that were temporarily remote due to COVID-19 are not excluded.

2 National Student Clearinghouse, accessed July 22, 2022 at <https://nscresearchcenter.org/stay-informed/>



## ENROLLMENT BY EDUCATIONAL INSTITUTION

**Table 2** provides enrollment numbers for Boston's higher educational institutions for 2013 and 2019 to 2021. With 35.8 percent growth since 2013, Northeastern University has had the largest percentage and numeric growth (9,472 students), and has surpassed Boston University as Boston's largest university. The next largest numeric growth has occurred at Boston University (1,945 students) and Boston College (1,581 students). This growth, however, has been partially offset by enrollment declines at Suffolk University (-2,065 students) and UMass Boston (-1,334 students).

**Table 2: Total Enrollment Change by School, 2013-2021<sup>3</sup>**

Institution Name	Total Enrollment Counts				Change 2013-2021	
	2013 (Base Year)	2019	2020	2021	Count	Percentage
Bay State College	1,098	442	372	314	-784	-71.4%
Benjamin Franklin Institute of Technology	463	529	370	409	-54	-11.7%
Berklee College of Music	5,293	5,388	4,755	5,708	415	7.8%
Boston Architectural College	725	634	477	450	-275	-37.9%
Boston Baptist College	96	65	58	42	-54	-56.3%
Boston College	13,525	14,171	14,570	15,106	1,581	11.7%
Boston University	28,831	29,423	28,431	30,776	1,945	6.7%
Emerson College	4,523	4,934	4,333	4,789	266	5.9%
Emmanuel College	2,320	2,119	1,894	1,854	-466	-20.1%
Fisher College	978	851	768	748	-230	-23.5%
Harvard University (Boston Campuses)	3,830	4,101	3,447	4,250	420	11.0%
Massachusetts College of Art and Design (MassArt)	1,910	1,908	1,821	1,856	-54	-2.8%
Massachusetts College of Pharmacy and Health Sciences (MCPHS)	4,469	4,323	4,275	4,018	-451	-10.1%
Massachusetts Institute of Technology (MIT)	11,301	11,387	11,258	11,939	638	5.6%
MGH Institute of Health Professions	1,302	1,609	1,645	1,566	264	20.3%
New England College of Optometry	502	540	528	523	21	4.2%
New England Conservatory of Music	812	843	701	807	-5	-0.6%
New England Law Boston	964	696	905	1,062	98	10.2%
Northeastern University	26,437	32,798	31,496	35,909	9,472	35.8%
SHOWA Institute	263	236	287	273	10	3.8%
Simmons University	3,972	3,360	3,268	3,236	-736	-18.5%
St. John Seminary	192	90	108	96	-96	-50.0%
Suffolk University	8,437	6,825	6,576	6,372	-2,065	-24.5%
Tufts University (Boston Campuses)	3,283	3,213	3,215	3,423	140	4.3%
University of Massachusetts Boston (UMass Boston)	14,547	14,543	14,856	13,213	-1,334	-9.2%
Urban College Boston	767	750	463	461	-306	-39.9%
Wentworth Institute of Technology	3,952	4,335	4,383	4,020	68	1.7%
<b>Total Enrollment</b>	<b>144,792</b>	<b>150,113</b>	<b>145,260</b>	<b>153,220</b>	<b>8,428</b>	<b>5.8%</b>

<sup>3</sup> The total enrollment of students shown in this Table is four students short of the total in Table 1 because of a discrepancy between the count of enrolled students and the total number of students housed on and off-campus in the Fall 2021 data.



**Table 3** provides more detail, by class level, of the long-term trends from 2013 to 2021. Here, you can see that while Northeastern University has seen growth in the number of undergraduates (14.8 percent), their growth has been largely driven by graduate students (up 80.1 percent). Boston University's undergraduate enrollment has been flat over this period, with all growth coming from graduate students, while Suffolk University and UMass-Boston have seen declines in both their undergraduate and graduate enrollments. Details on enrollment changes from 2020 to 2021 can be found in **Table B1** in the appendix.

**Table 3: Enrollment Change by School and Class Level, 2013 to 2021**

Institution Name	Undergraduate Student Enrollment				Graduate Student Enrollment			
	2013 (Base Year)	2021	Change	Percentage Change	2013 (Base Year)	2021	Change	Percentage Change
Bay State College	1,098	314	-784	-71.4%	0	0	0	N/A
Benjamin Franklin Institute of Technology	463	409	-54	-11.7%	0	0	0	N/A
Berklee College of Music	4,947	5,457	510	10.3%	346	251	-95	-27.5%
Boston Architectural College	407	212	-195	-47.9%	318	238	-80	-25.2%
Boston Baptist College	96	42	-54	-56.3%	0	0	0	N/A
Boston College	9,049	9,532	483	5.3%	4,476	5,574	1,098	24.5%
Boston University	17,730	17,699	-31	-0.2%	11,101	13,077	1,976	17.8%
Emerson College	3,720	4,141	421	11.3%	803	648	-155	-19.3%
Emmanuel College	2,059	1,792	-267	-13.0%	261	62	-199	-76.2%
Fisher College	978	634	-344	-35.2%	0	114	114	N/A
Harvard University (Boston Campuses)	0	0	0	N/A	3,830	4,250	420	11.0%
MassArt	1,776	1,733	-43	-2.4%	134	123	-11	-8.2%
MCPHS	3,499	2,863	-636	-18.2%	970	1,155	185	19.1%
MIT	4,528	4,643	115	2.5%	6,773	7,296	523	7.7%
MGH Institute of Health Professions	307	405	98	31.9%	995	1,161	166	16.7%
New England College of Optometry	0	0	0	N/A	502	523	21	4.2%
New England Conservatory of Music	430	426	-4	-0.9%	382	381	-1	-0.3%
New England Law Boston	0	0	0	N/A	964	1,062	98	10.2%
Northeastern University	17,924	20,579	2,655	14.8%	8,513	15,330	6,817	80.1%
SHOWA Institute	263	273	10	3.8%	0	0	0	N/A
Simmons University	1,732	1,700	-32	-1.8%	2,240	1,536	-704	-31.4%
St. John Seminary	43	19	-24	-55.8%	149	77	-72	-48.3%
Suffolk University	5,593	4,221	-1,372	-24.5%	2,844	2,151	-693	-24.4%
Tufts University (Boston Campuses)	484	501	17	N/A	2,799	2,922	123	4.4%
University of Massachusetts Boston	11,533	10,310	-1,223	-10.6%	3,014	2,903	-111	-3.7%
Urban College Boston	767	461	-306	-39.9%	0	0	0	N/A
Wentworth Institute of Technology	3,708	3,819	111	3.0%	244	201	-43	-17.6%
<b>Total Enrollment</b>	<b>93,134</b>	<b>92,185</b>	<b>-949</b>	<b>-1.0%</b>	<b>51,658</b>	<b>61,035</b>	<b>9,377</b>	<b>18.2%</b>



## STUDENT HOUSING IN GREATER BOSTON: ON-CAMPUS AND OFF-CAMPUS

**Table 4** outlines student living arrangements for the educational institutions tracked by the City of Boston, whether these students live in the city of Boston or not.

In Fall 2021, 49,593 students (32.3 percent) resided on-campus or in university provided housing, while 38,061 students (24.8 percent) resided at home (about 3,500 of these students were studying abroad or in a co-op program). The remaining 65,395 students (42.7 percent), reside in private housing, particularly in the Boston metro region.

In Fall 2020, during the height of the COVID-19 Pandemic, fewer students were living on campus, and more were living at home. While it appears that the number of students living off-campus and not-at-home was relatively stable, many of these students were not living in Boston (see next section). Comparing 2019 to 2021 reveals that the number of students living on-campus has not fully recovered, and the number of students living at home has not returned to 2019 levels.

**Table 4: Student Living Arrangements in Greater Boston, 2019 to 2021<sup>4</sup>**

Living Arrangement	2019	2020	2021	Percent Change, 2020 to 2021	Percent Change, 2019 to 2021	Percent in Living Arrangement, 2021
On-Campus or University-Provided Housing	51,956	30,400	49,593	63.1%	-4.5%	32.3%
Off-Campus (Living-at-Home) or Study Abroad/Co-op	33,343	47,248	38,061	-19.4%	14.1%	24.8%
Off-Campus (Not-at-Home)	63,511	63,352	65,395	3.2%	3.0%	42.7%
Non-Categorized/Discrepancy	1,303	4,260	171	-96.0%	-86.9%	0.1%
<b>Total</b>	<b>150,113</b>	<b>145,260</b>	<b>153,220</b>	<b>5.5%</b>	<b>2.1%</b>	<b>100%</b>

Undergraduate students make up 60 percent of students, but 90.3 percent of those living on-campus. They make up a smaller percentage of those living at home (45.8 percent) or off-campus and not-at-home (43.7 percent).

**Table 5: Students by Living Arrangements and Degree Level, 2021<sup>5</sup>**

Living Arrangement	Undergraduate Students	Graduate Students	Total	Percentage Undergraduates
On-Campus or University-Provided Housing	44,814	4,779	49,593	90.3%
Off-Campus (Living-at-Home) or Study Abroad/Co-op	17,450	20,611	38,061	45.8%
Off-Campus (Not-at-Home)	29,875	35,520	65,395	43.7%
Non-Categorized/Discrepancy	46	125	171	26.9%
<b>Total</b>	<b>92,185</b>	<b>61,035</b>	<b>153,220</b>	<b>60.2%</b>

<sup>4</sup> The bulk of students in the Off-Campus (Living-at-Home) or Study Abroad/Co-op consist of students living-at-home, but are paired together in this table because they have no impact on the private housing market.

<sup>5</sup> The total enrollment of students shown in this Table is four students short of the total in Table 1 because of a discrepancy between the count of enrolled students and the total number of students housed on and off campus in the Fall 2021 data.



**Table 6** (next page) provides a breakout of the number of full-time undergraduate students housed on- and off-campus, by school, in Greater Boston (including those living off-campus in communities outside of the city of Boston). Overall, 51.1 percent of full time undergraduates in need of housing live on-campus. Among the schools with the largest full-time undergraduate student populations (5,000 or more), Boston College houses the highest percentage (74.3 percent) of full-time undergraduate students, while Boston University houses 63.2 percent. Northeastern University houses nearly 50 percent of its full-time undergraduates.

On the other end of the spectrum, the Berklee College of Music houses 29.5 percent, and UMass Boston houses 5.3 percent. UMass Boston opened its first dorm in Fall 2018 and has another 1,000-bed dorm in the pipeline (see the New On-Campus Housing section).

Among medium-sized institutions (1,000 to 5,000 full-time undergraduate students), the Massachusetts Institute of Technology housed the highest percentage of full time undergraduates (91.4 percent), followed by Emmanuel College (71.7 percent). MassArt and Suffolk University housed the lowest percentage of students at 43.1 percent and 34.9 percent, respectively.



**Table 6: Percentage of Full-Time Undergraduates Housed by School (Greater Boston), 2021<sup>6</sup>**

Institution Name	Enrolled Full-Time Undergraduate Students	Students Provided Housing by School		Students Not in Need of Housing			Students in Need of Housing	Percentage of Students Provided Housing
		On-Campus	University Managed Housing	Off-Campus (Living-at-Home)	Study Abroad/Co-op	Off-Campus (Other)	Off-Campus (Not-at-Home)	
Bay State College	180	29	0	128	0	0	23	16.1%
Benjamin Franklin Institute of Technology	270	0	0	266	0	0	4	0.0%
Berklee College of Music	5,075	1,498	0	147	0	0	3,430	29.5%
Boston Architectural College	201	0	0	42	0	0	159	0.0%
Boston Baptist College	27	23	0	2	0	0	2	85.2%
Boston College	9,532	7,086	0	248	137	0	2,061	74.3%
Boston University	17,526	11,071	0	961	192	0	5,302	63.2%
Emerson College	4,081	2,651	0	1,005	0	1	424	65.0%
Emmanuel College	1,756	1,259	0	284	7	0	206	71.7%
Fisher College	630	264	0	263	0	0	103	41.9%
MassArt	1,618	697	0	190	0	0	731	43.1%
MCPHS	2,712	699	0	307	0	0	1,706	25.8%
MIT	4,593	3,478	722	32	5	33	323	91.4%
MGH Institute of Health Professions	186	0	0	186	0	0	0	N/A
New England Conservatory of Music	398	206	0	0	0	0	192	51.8%
Northeastern University	20,457	8,069	2,059	2,793	2,557	0	4,979	49.5%
SHOWA Institute	220	0	0	220	0	0	0	N/A
Simmons University	1,630	988	0	14	0	0	628	60.6%
St. John Seminary	19	8	0	0	0	11	0	N/A
Suffolk University	4,038	1,408	0	1,487	21	0	1,122	34.9%
Tufts University (Boston Campuses)	493	325	0	38	11	0	119	65.9%
UMass Boston	8,234	436	0	2,627	0	0	5,171	5.3%
Urban College Boston	25	0	0	25	0	0	0	N/A
Wentworth Institute of Technology	3,613	1,752	0	1,286	0	0	575	48.5%
<b>Total Enrollment</b>	<b>87,514</b>	<b>41,947</b>	<b>2,781</b>	<b>12,551</b>	<b>2,930</b>	<b>45</b>	<b>27,260</b>	<b>51.1%</b>

6 This table calculates the percentage of students housed for the enrolled undergraduate (full-time) population, not just Boston. Part-time students are excluded from the calculation as these students generally do not seek housing provided by schools.



## STUDENTS LIVING IN BOSTON

**Table 7** outlines the living arrangements for students living within the city of Boston.

In Fall 2021, 39,146 students (46.9 percent of all students living in Boston) resided on-campus or in university provided housing, while 10,433 students (12.5 percent) resided at home. The remaining 33,812 students (40.5 percent) reside off-campus within Boston.

In Fall 2020, during the height of the COVID-19 Pandemic, fewer students were living on campus and in Boston's neighborhoods, and were more likely to be living at home, outside of Boston. Comparing to 2019, it is clear that the students have returned to Boston, though there has not been a full recovery in the total number of students in Boston (-3.5 percent), and in those living in on-campus housing (-4.4 percent) or in off-campus housing (not-at-home). The only increase is in the number living at home (up 13.4 percent).

**Table 7: Student Living Arrangements in the City of Boston, 2019-2021**

Living Arrangement	2019	2020	2021	Percent Change, 2020 to 2021	Percent Change, 2019 to 2021	Percent in Living Arrangement, 2021
On-Campus or University-Provided Housing	40,933	24,057	39,146	62.7%	-4.4%	46.9%
Off-Campus (Living-at-Home) or Study Abroad/Co-op	9,197	10,614	10,433	-1.7%	13.4%	12.5%
Off-Campus (Not-at-Home)	36,288	29,749	33,812	13.7%	-6.8%	40.5%
<b>Total</b>	<b>86,418</b>	<b>64,420</b>	<b>83,391</b>	<b>29.4%</b>	<b>-3.5%</b>	<b>100%</b>

Nearly 63 percent of undergraduates living in Boston are housed on-campus. The same is true for only ten percent of graduate students. While undergraduates make up 70.3 percent of students living in Boston, they make up 93.6 percent of those who live on campus. Undergraduates make up a smaller percentage (39.6 percent) of those living at home, but are a slim majority of those living off-campus (52.6 percent).

**Table 8: Student Living Arrangements by Degree Level, in Boston, 2021**

Living Arrangement	Undergraduate Students	Percent of Undergraduate Students	Graduate Students	Percent of Graduate Students	Total	Undergraduate Students as Percent of Living Arrangement
On-Campus or University-Provided Housing	36,660	62.6%	2,486	10.0%	39,146	93.6%
Off-Campus (Living-at-Home) or Study Abroad/Co-op	4,135	7.1%	6,298	25.4%	10,433	39.6%
Off-Campus (Not-at-Home)	17,788	30.4%	16,024	64.6%	33,812	52.6%
<b>Total</b>	<b>58,583</b>	<b>100%</b>	<b>24,808</b>	<b>100%</b>	<b>83,391</b>	<b>70.3%</b>



## UNDERGRADUATE STUDENTS LIVING OFF-CAMPUS IN BOSTON

**Table 9** shows the number of undergraduate students reported by each school as living in Boston's private housing market, since 2019. Overall, the number of undergraduate students in private housing has increased by more than 1,400 undergraduates (8.8 percent) since 2020. However, that number is more than 1,100 undergraduates fewer than in 2019 (a 5.9 percent decline).

Since 2019, Boston University has added the most undergraduates in private housing (475 undergraduates, a 14.3 percent increase), followed by Boston College (332 undergraduates, a 29.9 percent increase). Northeastern University had the largest decline (-699 undergraduates, a -14.4 percent decline), followed by U-Mass Boston (-654 undergraduates, a 26.5 percent decline).

**Table 9: Undergraduate Students Living Off-Campus (Not-At Home) In Boston<sup>7 8</sup>**

Institution Name	2019	2020	2021	2019 to 2021 Change	2019 to 2021 Percentage Change	2020 to 2021 Change	2020 to 2021 Percentage Change
Bay State College	60	32	11	-49	-81.7%	-21	-65.6%
Benjamin Franklin Institute of Technology	191	14	2	-189	-99.0%	-12	-85.7%
Berklee College of Music	3,113	1,573	3,270	157	5.0%	1,697	107.9%
Boston Architectural College	73	58	51	-22	-30.1%	-7	-12.1%
Boston Baptist College	0	0	1	1	N/A	1	N/A
Boston College	1,111	1,334	1,443	332	29.9%	109	8.2%
Boston University	3,314	3,211	3,789	475	14.3%	578	18.0%
Emerson College	68	254	228	160	235.3%	-26	-10.2%
Emmanuel College	156	78	179	23	14.7%	101	129.5%
Fisher College	37	42	38	1	2.7%	-4	-9.5%
MassArt	361	225	282	-79	-21.9%	57	25.3%
MCPHS	817	638	720	-97	-11.9%	82	12.9%
MIT	39	66	75	36	92.3%	9	13.6%
New England Conservatory of Music	209	146	173	-36	N/A	27	N/A
Northeastern University	4,860	4,635	4,161	-699	-14.4%	-474	-10.2%
Simmons University	150	220	148	-2	-1.3%	-72	-32.7%
St. John Seminary	2	3	0	-2	-100.0%	-3	N/A
Suffolk University	1,388	1,032	943	-445	-32.1%	-89	-8.6%
Tufts University (Boston Campuses)	21	22	28	7	33.3%	6	N/A
UMass Boston	2,464	2,088	1,810	-654	-26.5%	-278	-13.3%
Urban College Boston	0	252	0	0	N/A	-252	N/A
Wentworth Institute of Technology	479	430	436	-43	-9.0%	6	1.4%
<b>Total</b>	<b>18,913</b>	<b>16,353</b>	<b>17,788</b>	<b>-1,125</b>	<b>-5.9%</b>	<b>1,435</b>	<b>8.8%</b>

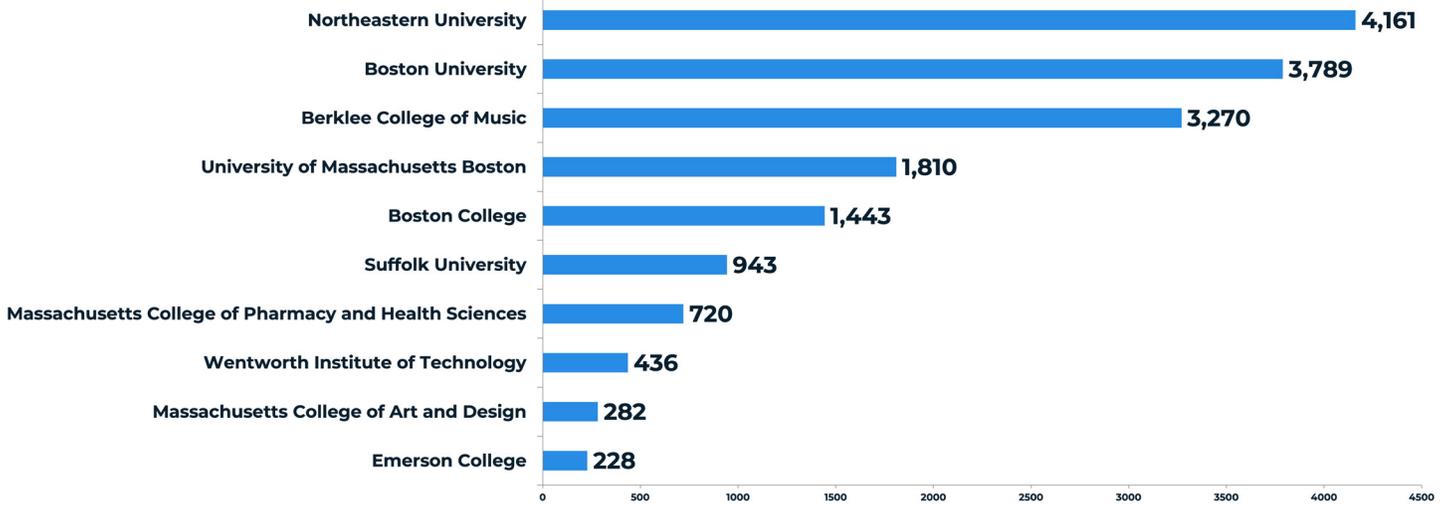
7 This table includes full-time and part-time students.

8 2021 data from Boston Baptist College is a carryover from 2020 as they did not provide any data by the time of publication. 2021 data from Simmons is a carryover from 2020 because of a data system upgrade during publication.



In 2021, Northeastern University had the highest number of undergraduates living off-campus (4,161) followed by Boston University (3,789) and the Berklee College of Music (3,270).

**Figure 2: Top 10 Schools by Undergraduate Students in Private Housing**



## GRADUATE STUDENTS LIVING OFF-CAMPUS IN BOSTON

**Table 10** provides the number of graduate students reported by each school living in Boston's private housing market since 2019. Overall, the number of graduate students in private housing increased by 2,622 graduate students (a 20 percent increase) from 2020 to 2021, but there are still fewer graduate students in private housing than before the COVID-19 Pandemic, as there are 1,455 (-8 percent) fewer graduate students than in 2019.

Boston University had the most significant jump in off-campus graduate students since 2019, increasing by 510 students (10 percent), while Northeastern University saw a 28 percent decline in the number of graduate students living off-campus in Boston (-1,639 graduate students) over the same period.

**Table 10: Graduate Students Living Off-Campus (Not-At-Home) in Boston<sup>9 10</sup>**

Institution Name	2019	2020	2021	2019 to 2021 Change	2019 to 2021 Percentage Change	2020 to 2021 Change	2020 to 2021 Percentage Change
Berklee College of Music	183	50	160	-23	-13%	110	220%
Boston Architectural College	95	54	59	-36	-38%	5	9%
Boston College	894	821	772	-122	-14%	-49	-6%
Boston University	5,058	4,115	5,568	510	10%	1,453	35%
Emerson College	66	85	99	33	50%	14	17%
Fisher College	3	5	3	0	0%	-2	N/A
Harvard University (Boston Campuses)	463	417	606	143	N/A	189	N/A
MassArt	40	29	34	-6	-15%	5	17%
MCPHS	899	747	570	-329	-37%	-177	-24%
MIT	393	399	555	162	41%	156	39%
New England Conservatory of Music	257	185	284	27	11%	99	-100%
Northeastern University	5,837	3,709	4,198	-1,639	-28%	489	13%
Simmons University	400	306	395	-5	-1%	89	29%
Suffolk University	557	498	533	-24	-4%	35	7%
Tufts University (Boston Campuses)	1,586	1,332	1,485	-101	-6%	153	12%
UMass Boston	711	621	658	-53	-8%	37	6%
Wentworth Institute of Technology	24	17	39	15	63%	22	129%
<b>Total</b>	<b>17,473</b>	<b>13,396</b>	<b>16,018</b>	<b>-1,455</b>	<b>-8%</b>	<b>2,622</b>	<b>20%</b>

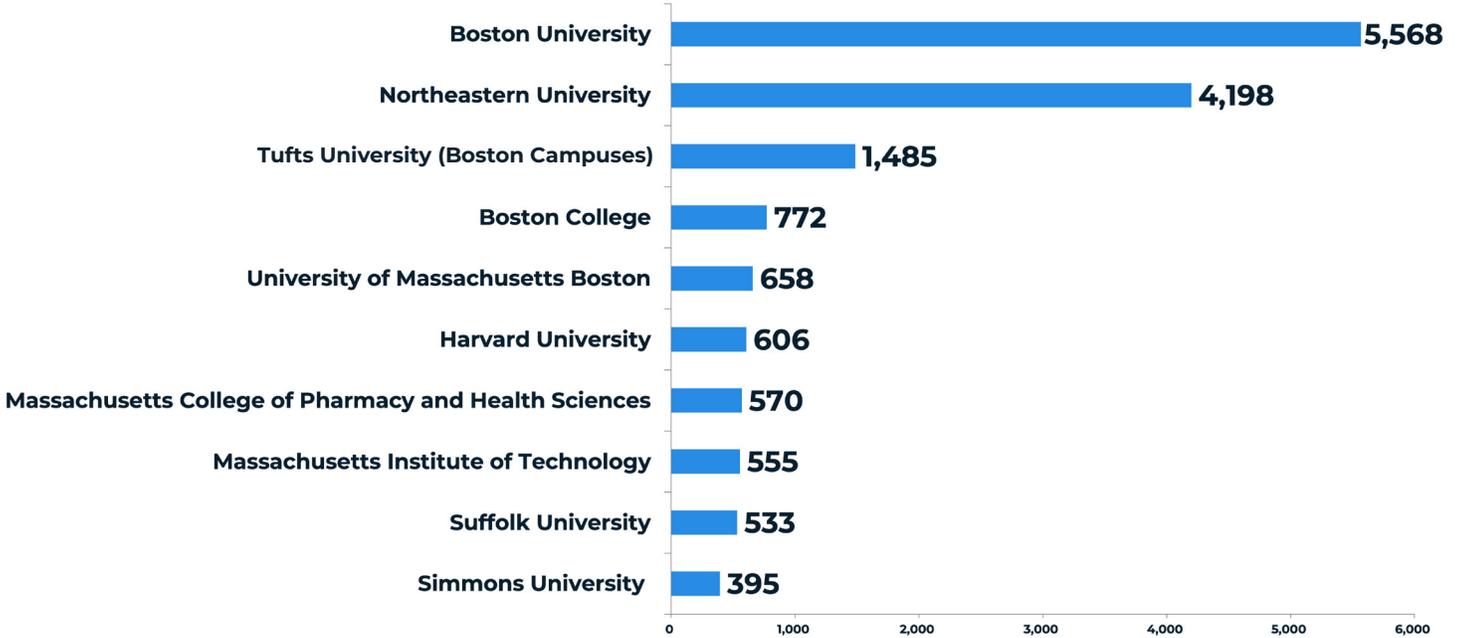
9 This table includes full-time and part-time students.

10 MGH Institute of Health Professionals, New England College of Optometry, New England Conservatory of Music, and New England Law of Boston did not distinguish between the off-campus subgroups, but their students are not included in this table as they most likely would be categorized as "living-at-home." 2021 data from Simmons is a carryover from 2020 because of a data system upgrade during publication.



In 2021, Boston University had the highest number of graduate students living off-campus (5,568) followed by Northeastern University (4,198) and Tufts University’s Boston campuses (1,485).

**Figure 3: Top 10 Schools by Graduate Students in Private Housing**



## OFF-CAMPUS STUDENTS' HOUSING, BY NEIGHBORHOOD

**Table 11** shows the geographic distribution of undergraduate and graduate students by neighborhood, using zip codes, so as to hone in on smaller areas than traditional neighborhood boundaries may provide.

Allston (02134) has the highest number of students (4,675), followed by Fenway's 02115 and 02215 zip codes, Brighton (02135), and Mission Hill (02120). Together, these five zip codes have 66 percent of the students living off-campus and not at home. In comparison, the following five zip codes represent 19 percent of all student addresses. The remaining 15 percent of student addresses are scattered across many other zip codes.

Maps and data by neighborhood can be found in **Appendix C**.

**Table 11: Off-Campus (Not-At-Home) Students, by Zip Code<sup>11</sup>**

Neighborhood by Zip Code	Undergraduate Students	Graduate Students	All Students	Percentage of All Students	Percentage of Tier/Group
02134: Allston	2,351	2,324	4,675	14.3%	66%
02115: Fenway/Longwood	3,294	1,338	4,632	14.2%	
02215: Fenway/Kenmore/Longwood	2,509	1,867	4,376	13.4%	
02135: Brighton	2,021	2,025	4,046	12.4%	
02120: Mission Hill	2,138	1,589	3,727	11.4%	
02118: South End	600	1,127	1,727	5.3%	19%
02130: Jamaica Plain	402	986	1,388	4.3%	
02125: Dorchester	657	526	1,183	3.6%	
02116: Back Bay	352	594	946	2.9%	
02119: Roxbury	455	484	939	2.9%	
02111: Chinatown	300	539	839	2.6%	9%
02128: East Boston	418	274	692	2.1%	
02114: West End	238	442	680	2.1%	
02127: South Boston	123	317	440	1.3%	
02124: Dorchester	258	99	357	1.1%	
02113: North End	190	164	354	1.1%	3%
02122: Dorchester	162	62	224	0.7%	
02131: Roslindale	105	83	188	0.6%	
02136: Hyde Park	125	44	169	0.5%	
02129: Charlestown	55	107	162	0.5%	
All Other Zip Codes	492	384	876	2.7%	3%
<b>Total Zip Codes</b>	<b>17,245</b>	<b>15,375</b>	<b>32,620</b>	<b>100%</b>	<b>100%</b>

<sup>11</sup> Does not include students from Simmons University because of the reporting issue during the time of publication.



## NEW ON-CAMPUS HOUSING

From 2014 to 2021, 6,441 dorm beds were added to Boston's student housing inventory, but there was also a loss of 1,196 beds, for a net gain of 5,245 beds. While this net gain is important, there remain 27,260 undergraduate students who are not provided housing by their institution. **Table 12** outlines the current and planned dorm production by institution, which would result in a net increase of 3,669 dorm beds. Even with these new additions, 23,591 undergraduates would remain unhoused by their institutions.

While Simmons University has been approved for a new 1,100 bed dorm on its main campus, Simmons will be demolishing its existing 1,036 bed residential village nearby, on Brookline Avenue. Northeastern University is adding 907 beds by densifying two existing dorms, which will be available for the fall of 2022. Other universities may want to look at densifying their existing dorms as a means to address the student housing shortage. Northeastern University also has proposed the construction of an 800 bed dorm, but would release 625 Northeastern owned or leased rental units into the market, for a net increase of 175 beds.

**Table 12: Undergraduate Housing Needs vs. Planned Beds (All Students), 2021**

Institution Name	Full-Time Undergraduates Living Off-Campus (Not-at-Home)	Dorm Beds Coming On-Line for Fall 2022	Dorm Beds Approved by BPDA	Dorm Beds Under Review by BPDA	Pipeline (Future Commitments)	Planned Dorm Bed Reductions	Remaining Unmet Undergraduate Student Housing Need
Bay State College	23						23
Benjamin Franklin Institute of Technology	4						4
Berklee College of Music	3,430				450		2,980
Boston Architectural College	159						159
Boston Baptist College	2						2
Boston College	2,061				550		1,511
Boston University	5,302				523		4,779
Emerson College	424						424
Emmanuel College	206						206
MassArt	731						731
MCPHS	1,706						1,706
MIT	323						323
New England Conservatory of Music	192						192
Northeastern University	4,979	907		800		-625	3,897
Simmons University	628		1,100			-1,036	564
Tufts University (Boston Campuses)	119						119
UMass Boston	5,171			1,000	1,000		4,171
Wentworth Institute of Technology	575						575
<b>Total</b>	<b>27,260</b>	<b>907</b>	<b>1,100</b>	<b>800</b>	<b>2,523</b>	<b>1,661</b>	<b>23,591</b>



## APPENDIX A: DEFINITIONS AND KEY DATA ISSUES

As required by the University Accountability Ordinance, all Boston-based universities and colleges must submit a report to the City each year providing data about the students enrolled in their school, including data on where they live (on-campus or off-campus). The overall quality of the reporting has improved with each of the past reports since the 2013 baseline. However, this has created some complications in analyzing trends over time due to these comparability issues. What follows is a brief discussion of the data issues involved with the primary focus areas of this report. The footnotes in the report contain specific information about data reconciliations if any. Please note that this report is based only on Fall semester data for the respective year reported.

### Off-Campus Housing:

In 2013, Colleges did not separate the off-campus numbers into the sub- categories of students living-at-home, not-at-home, and living in university- managed housing, which most schools have reported since 2014. Therefore, these constraints limit the comparison to baseline data. Furthermore, a small number of institutions have not made these distinctions in any UAR report.

### Off-Campus (Living-at-Home):

In earlier reports, this category was formerly called “commuters.” This category refers to a living arrangement where students live with their parents or legal guardians in any housing facility that the educational institution does not own or control. For part-timers, non-traditional students, or graduate students, this category represents a place they live before becoming a student and not obtained for the sole purpose of having a place to stay while being a student. Generally, living-at-home is when the “local/ mailing” address and the “home/permanent” address are the same in the institutional database.

### Off-Campus (Not-at-Home):

In earlier reports, this category was formerly called “private-housing.” This category refers to when students do not live with their parents or legal guardians or in any housing facility owned or controlled by the educational institution. This category aims to identify students who entered the private market primarily to study at a Boston-based institution. Generally, living- at-home is when the “local/ mailing” address and the “home/permanent” address are not the same in the institutional database. Please note that the address matching methodology for graduate students is less effective in identifying students living in the private housing market. The concept of “home” can often be wherever the student resides at the time.



**Address Data:**

While several institutions have improved their address collection methods to obtain more accurate address data, these addresses are reported by students and subject to errors. Some of the address data may reflect the addresses of students living-at-home instead of not-at-home. Given that the City is interested in students' impacts on the private housing market, inaccurate and incorrectly identified address data can impact this analysis's results.

**Geographic Distribution:**

Currently, the student housing report does not compare students' geographic distribution with earlier reports because of data incompatibilities.

Other issues with some UARs, particularly in previous reports, include lack of address standardization and quality control checks, including online or students in satellite campuses, and data submission before the final student census date.



## APPENDIX B: ENROLLMENT

**Table B1: 2020-2021 Enrollment Change by School and Class Level<sup>12</sup>**

Institution Name	Undergraduate Student Enrollment				Graduate Student Enrollment			
	2020	2021	Change	Percentage Change	2020	2021	Change	Percentage Change
Bay State College	372	314	-58	-15.6%	0	0	0	N/A
Benjamin Franklin Institute of Technology	370	409	39	10.5%	0	0	0	N/A
Berklee College of Music	4,537	5,457	920	20.3%	218	251	33	15.1%
Boston Architectural College	240	212	-28	-11.7%	237	238	1	0.4%
Boston Baptist College	58	42	-16	-27.6%	0	0	0	N/A
Boston College	9,445	9,532	87	0.9%	5,125	5,574	449	8.8%
Boston University	16,446	17,699	1,253	7.6%	11,985	13,077	1,092	9.1%
Emerson College	3,716	4,141	425	11.4%	617	648	31	5.0%
Emmanuel College	1,786	1,792	6	0.3%	108	62	-46	-42.6%
Fisher College	660	634	-26	-3.9%	108	114	6	5.6%
Harvard University (Boston Campuses)	0	0	0	N/A	3,447	4,250	803	23.3%
MassArt	1,704	1,733	29	1.7%	117	123	6	5.1%
MCPHS	2,782	2,863	81	2.9%	1,493	1,155	-338	-22.6%
MIT	4,365	4,643	278	6.4%	6,893	7,296	403	5.8%
MGH Institute of Health Professions	502	405	-97	-19.3%	1,143	1,161	18	1.6%
New England College of Optometry	0	0	0	N/A	528	523	-5	-0.9%
New England Conservatory of Music	404	426	22	5.4%	297	381	84	28.3%
New England Law Boston	0	0	0	N/A	905	1,062	157	17.3%
Northeastern University	18,958	20,579	1,621	8.6%	12,538	15,330	2,792	22.3%
SHOWA Institute	287	273	-14	-4.9%	0	0	0	N/A
Simmons University	1,792	1,700	-92	-5.1%	1,476	1,536	60	4.1%
St. John Seminary	22	19	-3	-13.6%	86	77	-9	-10.5%
Suffolk University	4,385	4,221	-164	-3.7%	2,191	2,151	-40	-1.8%
Tufts University (Boston Campuses)	376	501	125	N/A	2,839	2,922	83	N/A
UMass Boston	12,497	10,310	-2,187	-17.5%	2,359	2,903	544	23.1%
Urban College Boston	463	461	-2	-0.4%	0	0	0	N/A
Wentworth Institute of Technology	4,216	3,819	-397	-9.4%	167	201	34	20.4%
<b>Total Enrollment</b>	<b>90,383</b>	<b>92,185</b>	<b>1,802</b>	<b>2.0%</b>	<b>54,877</b>	<b>61,035</b>	<b>6,158</b>	<b>11.2%</b>

<sup>12</sup> Total enrollment figures include both full-time and part-time students. 2021 data from Boston Baptist College is a carryover from 2020 as they did not provide any data at the time of publication. Boston University data includes enrollment data from Boston University and Wheelock College, which merged in 2018. Berklee College data includes enrollment data from Berklee and the Boston Conservatory, which merged in 2016. Tufts University data includes enrollment data from the two Tufts Health Sciences Campuses and the School of the Museum of Fine Arts, which merged with Tufts University in 2016.



**Table B2: Enrollment by Degree Level and Full-Time and Part-Time Status, 2021<sup>13</sup>**

Institution Name	Undergraduate Student Enrollment			Graduate Student Enrollment		
	Full-Time	Part-Time	Total	Full-Time	Part-Time	Total
Bay State College	180	134	314	0	0	0
Benjamin Franklin Institute of Technology	270	139	409	0	0	0
Berklee College of Music	5,075	382	5,457	247	4	251
Boston Architectural College	201	11	212	228	10	238
Boston Baptist College	27	15	42	0	0	0
Boston College	9,532	0	9,532	3,907	1,667	5,574
Boston University	17,526	173	17,699	11,132	1,945	13,077
Emerson College	4,081	60	4,141	547	101	648
Emmanuel College	1,756	36	1,792	0	62	62
Fisher College	630	4	634	94	20	114
Harvard University (Boston Campuses)	0	0	0	3,643	607	4,250
MassArt	1,618	115	1,733	120	3	123
MCPHS	2,712	151	2,863	1,132	23	1,155
MIT	4,593	50	4,643	7,199	97	7,296
MGH Institute of Health Professions	186	219	405	835	326	1,161
New England College of Optometry	0	0	0	523	0	523
New England Conservatory of Music	398	28	426	351	30	381
New England Law Boston	0	0	0	812	250	1,062
Northeastern University	20,457	122	20,579	14,376	954	15,330
SHOWA Institute	220	53	273	0	0	0
Simmons University	1,630	70	1,700	735	801	1,536
St. John Seminary	19	0	19	43	34	77
Suffolk University	4,038	183	4,221	1,350	801	2,151
Tufts University (Boston Campuses)	493	8	501	2,823	99	2,922
UMass Boston	8,234	2,076	10,310	1,043	1,860	2,903
Urban College Boston	25	436	461	0	0	0
Wentworth Institute of Technology	3,613	206	3,819	118	83	201
<b>Total Enrollment</b>	<b>87,514</b>	<b>4,671</b>	<b>92,185</b>	<b>51,258</b>	<b>9,777</b>	<b>61,035</b>

13 Ibid



## APPENDIX C: STUDENT DISTRIBUTION MAPS AND TABLES<sup>14</sup>

**Table C1: Off-Campus (Not-At-Home) Students by Boston Planning and Development Agency (BPDA) Neighborhoods<sup>15 16</sup>**

Neighborhood	Undergraduate Students	Graduate Students	Total	Percentage of Grand Total
Allston	2,342	2,282	4,624	14.2%
Back Bay	1,039	637	1,676	5.1%
Bay Village	56	58	114	0.3%
Beacon Hill	149	252	401	1.2%
Brighton	1,985	1,824	3,802	11.7%
Charlestown	171	175	346	1.1%
Chinatown	69	269	338	1.0%
Dorchester	1,526	977	2,503	7.7%
Downtown	322	448	770	2.4%
East Boston	369	256	625	1.9%
Fenway	3,785	1,926	5,708	17.5%
Hyde Park	461	515	976	3.0%
Jamaica Plain	595	901	1,496	4.6%
Leather District	7	35	42	0.1%
Longwood Medical Area	114	113	227	0.7%
Mattapan	222	114	336	1.0%
Mission Hill	1,835	1,783	3,618	11.1%
North End	155	172	327	1.0%
Roslindale	155	142	297	0.9%
Roxbury	1,062	788	1,850	5.7%
South Boston	168	365	533	1.6%
South Boston Waterfront	43	80	123	0.4%
South End	320	936	1,256	3.9%
West End	38	60	98	0.3%
West Roxbury	257	267	422	1.6%
<b>Total</b>	<b>17,245</b>	<b>15,375</b>	<b>32,620</b>	<b>100.0%</b>

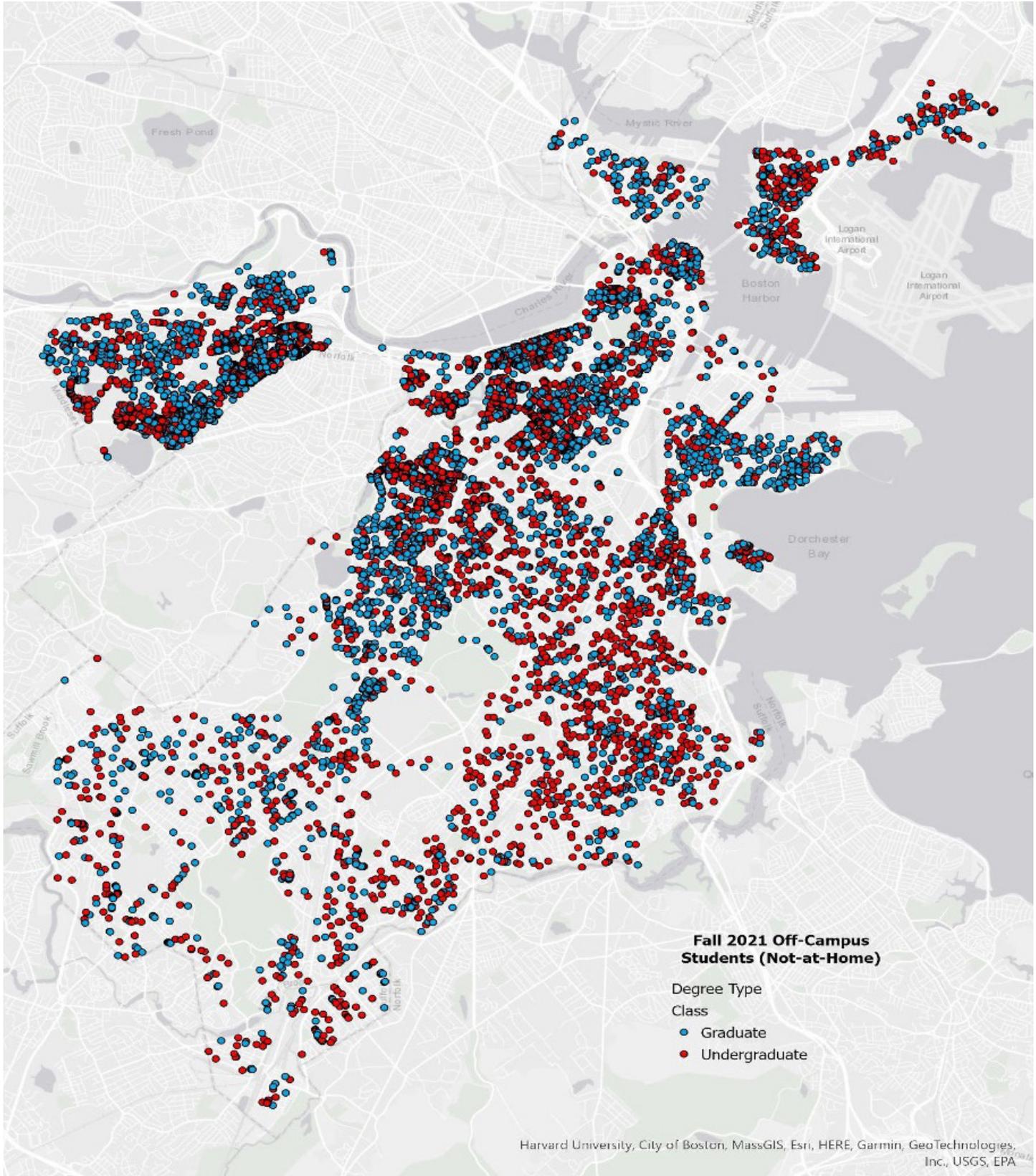
<sup>14</sup> Based on geocoded off-campus addresses obtained from Fall 2021 University Accountability Reports. Neighborhood boundaries are based on BPDA geographies and may not necessarily align with neighborhood boundaries from other sources. Student locations are primarily for off-campus students not-at-home, but about one percent of the addresses are estimated to be students living-at-home.

<sup>15</sup> BPDA's neighborhood boundaries combine zoning, zip code, and 2010 Census tract boundaries. These boundaries are used broadly for visualization purposes for zoning and planning studies. However, these boundaries are not official boundaries for the City of Boston. The BPDA is not responsible for any districts or boundaries within the City of Boston except for those used for zoning and planning studies.

<sup>16</sup> Does not include students from Simmons University because of the reporting issue during the time of publication.



### Map C1: Map of Off-Campus (Not-At-Home) Student Distribution



### Map C2: City of Boston Off-Campus Student Hotspots

